



**COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING**

*Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721*

**MINUTES**

*TUESDAY, August 19, 2025 – 5:30 P.M.*

**COMMITTEE MEMBERS**

*Chair Al Moncada*

*Vice-Chair Lynisha Senegal*

*Camalah Saleh*

**1. CALL TO ORDER & ROLL CALL**

**Meeting called to order at 5:30 PM.**

**Present: Chair Moncada, Vice-Chair Senegal, Saleh**

**Absent: None**

**2. AGENDA APPROVAL**

**a. *August 19, 2025 Meeting Agenda***

**Committee member Saleh moved to approve the agenda, seconded by Vice-Chair Senegal. The motion carried, 3 votes to 0.**

**CONSENT CALENDAR**

**b. *Draft Minutes for April 15, 2025 (\*see instructions above to view)***

**Vice-Chair Senegal moved to approve the agenda, seconded by Committee member Saleh. The motion carried, 3 votes to 0.**

**3. PROJECT REVIEW – NEW MATTERS**

- a. *Plan & Text Amendment Application No. P25-00974 pertains to existing Drive-Through facilities. Pursuant to Table 15-1102 (Use Regulations - Mixed Use Districts) of the Development Code, Drive-In and Drive-Through Facilities are permitted in the MX districts subject to an approved CUP but also subject to Specific Limitation No. 15, which 1.) prohibits the use/facilities within 100 feet of a planned or existing BRT station and 2.) prohibits drive-through related facilities from being located between a building and a sidewalk. This proposed Text Amendment would add an exception to the 100-foot limitation (Specific Limitation No. 15 of Table 15-1102 of the FMC) for projects involving existing establishments w/ drive-through facilities that are required to relocate as a result of a taking by eminent domain. A qualifying project/establishment's new location may be***

located within 100 feet of a planned or existing BRT stop provide the new site is within 1 mile of the original location. All other drive-through design guidelines shall apply.

Related Exhibit(s): (see instructions above to view exhibits)

Project Manager: Erik Young, Supervising Planner  
559-621-8009  
[erik.young@fresno.gov](mailto:erik.young@fresno.gov)

Staff presented the project.

The committee inquired about if the exception is only for road expansion. Committee members stated are uncomfortable with eminent domain, but glad some flexibility is provided. They also suggested waiving permits and fees for impacted businesses.

**Committee member Saleh moved to recommend approval of the item, seconded by Chair Moncada. The motion carried, 3 votes to 0.**

- b. *Conditional Use Permit Application No. P25-01923 was submitted by Cesar Rodriguez of CR Design Build Inc on behalf of Vikram Vohra pertaining to the ±3.58 acres located on the northwest corner of East Ashlan Avenue and North First Street, at 4287 North First Street (APN: 428-264-06). The applicant requests authorization to establish a new use of a proposed social hall at an existing 18,835 square foot building with a 8,877 square foot assembly area. Exterior façade and parking lot modifications will be made. Interior modifications will be made consisting of a floor plan that will contain 2 full bar areas, dining area, dance floor, kitchen, and storage. The parcel is zoned CC (Community Commercial).*

Project Manager: Oscar Salvatierra, Planner  
559-621-8490  
[Oscar.Salvatierra@fresno.gov](mailto:Oscar.Salvatierra@fresno.gov)

Applicant presented the project.

The committee inquired about why the property owner was not present for the meeting, if the project was impacted by tariffs, what's adjacent to the property, the general location of the project, and what other projects the owner has developed.

**No recommendation or comment was provided.**

- c. *Rezone Application No. P25-01778 was filed by Terra Mortensen of Galloway & Company, Inc. and pertains to approximately 4 acres of property located on the southeast corner of North Cedar Avenue and East Hampton Way (APNs: 438-220-01, -02, -03, -04, -05, -06, -07, -08, -09, -10). The applicant proposes to remove the conditions of zoning which prohibit an adult daycare/healthcare facility for all ten parcels of the existing Granite Park Professional Center. Related Development Permit Application No. P25-01774 proposes to construct a ±20,000 square-foot adult day care facility (PACE) and approximately 1.2 acres of site improvements. The parcels are zoned O/cz (Office/conditions of zoning)*

Project Manager: Valeria Ramirez, Planner  
559-621-8046  
[Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov)

Applicant presented the project.

The committee inquired about if the project would be impacted by federal medical cuts and if it would be impacted by the casino nearby.

**Vice-Chair Senegal moved to recommend approval of the item, seconded by Committee member Saleh. The motion carried, 3 votes to 0.**

**4. ADMINISTRATIVE MATTERS**

*Any announcements or updates will be provided by the Staff Liaison for the Council District 4 Project Review Committee.*

**5. UNSCHEDULED COMMUNICATIONS**

*Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.*

**6. ADJOURNMENT**

**The meeting adjourned at 6:30 PM**

*The next meeting is scheduled for September 16, 2025, at 5:30PM, pending availability of projects.*

*City of Fresno Planning and Development Department  
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*Staff Liaisons*

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